



**ROTORUA
LAKES COUNCIL**
Te Kaunihera o ngā Roto o Rotorua

Kaupapataka Agenda

NOTICE OF A MEETING OF INFRASTRUCTURE COMMITTEE

Date: Wednesday 16 September 2026

Time: 9.30am

Venue: Council Chamber

MEMBERSHIP

Chair

Cr Barker

Members

Cr Brown (Deputy Chair)

Cr Sandford

Cr Paterson

Cr Maxwell

Cr Wang

Mayor Tapsell

Deputy Mayor Kai Fong

Cr Raukawa-Tait

Cr Lee

Cr Temara-Benfell

Quorum

6

**Andrew Moraes
Chief Executive**

**NGĀ TUKUNGA HAE PAPA A TE KAUNIHERA
INFRASTRUCTURE COMMITTEE DELEGATIONS**

Type of Committee	Standing Committee
Subordinate to	Council
Legislative Basis	Schedule 7, clause 30 (1) (a), Local Government Act 2002.
Purpose	To develop, implement, monitor and review strategies, policies, plans and functions associated with Infrastructure activities.
Membership	Cr Karen Barker (Chair) Cr Gregg Brown (Deputy Chair) Mayor and all councillors
Quorum	6
Meeting frequency	Monthly
Delegations	• Oversee the management of council's infrastructure assets, and utility services. • Accountable for the development and implementation of the Infrastructure Strategy, Asset Management Plan and inputs on infrastructure related projects associated with Development Contributions Policy. • Oversight of progress of design and build of infrastructure projects • Encourage engagement with organisations within the sector to consider infrastructural and environmental matters. • The management and approval of council's tenders and contracts for the delivery of infrastructure services.
Relevant Statutes	All the duties and responsibilities listed above must be carried out in accordance with the relevant legislation.

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1 KARAKIA WHAKAPUAKI – OPENING KARAKIA

Tūtawa Mai

Tūtawa mai i runga
Tūtawa mai i raro
Tūtawa mai i roto
Tūtawa mai i waho
Kia tau ai te mauri tū
Te mauri ora, ki te katoa
Hāumi e. Hui e. Tāiki e!

Tūtawa Mai

I summon from above
I summon from below
I summon from within
I summon the surrounding environment
The universal vitality and energy to infuse and
enrich all present
Enriched, unified and blessed

2 NGĀ WHAKAPĀHA – APOLOGIES

The Chair invites notice from members of:

1. Leave of absence for future meetings of the Infrastructure Committee; or
2. Apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

3 WHAKAPUAKITANGA WHAIPĀNGA – DECLARATIONS OF INTEREST

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

4 NGĀ TAKE WHAWHATI TATA KĀORE I TE RĀRANGI TAKE - URGENT ITEMS NOT ON THE AGENDA

Items of business not on the agenda which cannot be delayed

The Chair will give notice of items not on the agenda as follows:

Matters Requiring Urgent Attention as Determined by Resolution of Rotorua Lakes Council

The Chair shall state to the meeting.

1. The reason why the item is not on the agenda; and
2. The reason why discussion of the item cannot be delayed until a subsequent meeting.

The item may be allowed onto the agenda by resolution of the Rotorua Lakes Council.

s.46A (7), LGOIMA

Discussion of minor matters not on the agenda.

Minor Matters relating to the General Business of the Rotorua Lakes Council.

The Chair shall state to the meeting that the item will be discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Rotorua Lakes Council for further discussion

s.46A (7), LGOIMA

5 TE WHAKAŪ I NGĀ MENETI - CONFIRMATION OF MINUTES

5.1 MINUTES OF THE INFRASTRUCTURE COMMITTEE MEETING HELD ON 12 AUGUST 2026

RECOMMENDATION

1. That the minutes of the Infrastructure Committee Meeting held 12 August 2026 be confirmed as a true and correct record.

Minutes

Infrastructure Committee meeting
held Wednesday 12 August 2026 at 9:30 am
Council Chamber, Rotorua Lakes Council

- MEMBERS PRESENT:** Cr Barker (Chair)
Cr Sandford, Cr Paterson, Cr Wang, Cr Brown (Deputy Chair), Cr Raukawa-Tait (via Zoom),
Cr Lee (via Zoom), Deputy Mayor Kai Fong, Cr Temara-Benfell, Cr Maxwell.
- APOLOGIES:** Mayor Tapsell;
Cr Paterson (Early Departure).
- IN ATTENDANCE:** Neil Shaw, Manager Water Services North, Water Services Authority – Taumata Arowai;
Tim Cadogan (via Zoom), Engagement Specialist, Water Services Authority – Taumata Arowai;
Charlotte Reed (via Zoom), Head of Water Regulation, Commerce Commission.
- STAFF PRESENT:** A Moraes, Chief Executive;
S Michael, Group Manager, Infrastructure and Assets;
S Fellows, Group Manager, Organisational Performance and Innovation;
L Dodds, Manager, Communications & Engagement;
R Fraser, Manager – Infrastructure Services Performance;
N Michael, Executive of Communications – Mayor's Office;
W Bamford, Programme Manager, Rotorua Museum;
C Tiriana, Programme Manager - Local Water Done Well;
G Konara, Governance & Democracy Advisor;
R Griffith, Governance & Democracy Advisor.

The meeting opened at 9.30am.

The Chairperson welcomed elected members, media, staff and members of the public.

1 KARAKIA WHAKAPUAKI – OPENING KARAKIA

Cr Sandford opened the meeting with a Karakia.

2 NGĀ WHAKAPĀHA – APOLOGIES

RESOLVED ICCCC 26/08-045

Moved: Deputy Mayor Kai Fong

Seconded: Cr Brown

1. That the apologies from Cr Paterson for early departure and Mayor Tapsell be accepted.

CARRIED

3 WHAKAPUAKITANGA WHAIPĀNGA – DECLARATIONS OF INTEREST

None.

4 NGĀ TAKE WHAWHATI TATA KĀORE I TE RĀRANGI TAKE – URGENT ITEMS NOT ON THE AGENDA

The Committee observed a moments silence for Former Wellington City Councillor Tony Randle at the request of Cr Lee.

5 TE WHAKAŪ I NGĀ MENETI - CONFIRMATION OF MINUTES

5.1 MINUTES OF THE INFRASTRUCTURE COMMITTEE MEETING HELD ON 15 JULY 2026

RESOLVED ICCCC 26/08-046

Moved: Cr Temara-Benfell

Seconded: Cr Wang

1. That the minutes of the Infrastructure Committee Meeting held 15 July 2026 be confirmed as a true and correct record.

CARRIED

6 NGĀ TĀPAETANGA - PRESENTATIONS

6.1 LOCAL WATER DONE WELL – TAUMATA AROWAI

Neil Shaw (Manager Water Services North, Water Services Authority – Taumata Arowai) and Tim Cadogan (via Zoom) (Engagement Specialist, Water Services Authority – Taumata Arowai) spoke to a presentation titled 'The Next Phase of Water Services Regulation' (DOC ID: 23071984).

6.2 LOCAL WATER DONE WELL – COMMERCE COMMISSION

Charlotte Reed (via Zoom) (Head of Water Regulation, Commerce Commission) spoke to a presentation titled 'Economic Regulation and Water' (DOC ID: 23080487).

7 PŪRONGO KAIMAHI – STAFF REPORTS

7.1 MUSEUM CONSTRUCTION - PROJECT UPDATE

RESOLVED ICCCC 26/08-047

Moved: Cr Maxwell

Seconded: Cr Brown

1. That the report 'Museum Construction - Project Update' be received.

CARRIED

Will Bamford overviewed the report and spoke to a presentation titled 'Rotorua Museum Te Whare Taonga o Te Arawa: Seismic Strengthening and Restoration Progress Update for July 2026' (DOC ID: 23071783).

**8 HE WHAKATAUNGA KIA HURI ATU TE ARONGA O TE HUI KI TE HUI TŪMATAITI –
RESOLUTION TO MOVE INTO PUBLIC EXCLUDED (TO CONSIDER AND ADOPT
CONFIDENTIAL ITEMS)**

RESOLVED ICCCC 26/08-048

Moved: Deputy Mayor Kai Fong

Seconded: Cr Wang

- 1. That Infrastructure Committee resolves to exclude the public on the grounds contained in Section 48(1) of the Local Government Official Information and Meetings Act.**

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
8.1 - Confidential Minutes of the Infrastructure Committee Meeting held on 15 July 2026	Please refer to the relevant clause/s in the open meeting minutes.	Good reason for withholding exists under Section 48(1)(a).
8.2 - Museum Construction - Project Update (Confidential)	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(j) - the withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
Plain English	The report contains financial information relating to the project, that if made public, would disadvantage Council's commercial position.	

Consideration has been given to the public interest in these matters and officers advice is that the above reasons for confidentiality outweigh the public interest in the matters.

CARRIED

9 TE KARAKIA WHAKAMUTUNGA – CLOSING KARAKIA

Cr Sandford closed the meeting with a karakia.

The Meeting closed at 10.40am

To be confirmed at the Infrastructure Committee meeting on 16 September 2026.

Rotorua Lakes Council is the operating name of Rotorua District Council

6 NGĀ TĀPAETANGA - PRESENTATIONS

None.

7 PŪRONGO KAIMAHI – STAFF REPORTS

7.1 PENSIONER HOUSING UPDATE

Prepared by: Stephanie Kelly, Housing, Growth & Partnerships Manager
Approved by: Jean-Paul Gaston, Group Manager, Destination Development
Attachments: 1. Potential Staging Plan - Lucas Place Pensioner Housing

1. TE PŪTAKE PURPOSE

The purpose of this report is to provide the Committee with an update on progress implementing the agreed changes to Council's pensioner housing portfolio to achieve the objectives originally set by Council, being housing security for existing tenants, increased tenant support, financial sustainability, and future opportunities for portfolio growth.

HE TŪTOHUNGA RECOMMENDATION

1. That the report 'Pensioner Housing Update' be received.

2. TE TĀHUHU BACKGROUND

Council has previously considered the future of its pensioner housing portfolio in response to challenges with the effective and sustainable management of the portfolio including:

- High and increasing operating and maintenance costs
- The increasing age and poor condition/quality of the housing stock
- Limited ability to provide appropriate support services to vulnerable tenants, and
- An inability to grow or modernise the portfolio to meet increasing demand for affordable housing options for older people

Over the past few years Council's agreed direction intended to improve housing security for existing tenants, increase tenant support, improve the financial sustainability of the portfolio, and preserve opportunities for future portfolio growth. Those decisions have included moving to a different operating model for the portfolio, with Emerge Aotearoa Housing Trust (EAHT) appointed to manage the portfolio, tenancies and provide enhanced tenant support. Council also agreed a new approach to rent setting. For tenants solely reliant on superannuation rent set at a level that would maximise the tenants benefit entitlement and for all other tenants rent is set at market levels.

The previous decisions also recognised the need to address the condition and long-term viability of Council's pensioner housing assets. This includes exploring redevelopment opportunities where existing units were no longer fit for purpose or did not support efficient long-term management. Specifically, Council directed staff to progress feasible redevelopment plans for Lucas Place pensioner housing, including the demolition of part of the site and obtaining land-use consent to enable redevelopment to be undertaken when external funding is secured.

The current report provides an update on the implementation of those decisions and the extent to which the agreed objectives are being achieved.

3. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

Portfolio Management by EAHT

EAHT formally assumed property and tenancy management of the portfolio on 1 March 2026, following active engagement with tenants from late 2025 to support the transition. EAHT has reported that engagement is progressing well, with positive overall feedback from tenants.

- Tenants have engaged strongly with EAHT tenancy managers during implementation of the new rent-setting approach.
- Repairs and maintenance requests are being responded to more quickly than under the previous arrangements.
- Tenants have welcomed the improved accessibility and availability of tenancy managers to support their needs.
- Engagement with impacted tenants in the Lucas Place pensioner housing complex on relocating to other vacant units has been positive.

Feedback received directly by Council officers is consistent with this positive sentiment.

The working relationship between Council and EAHT is now well established. EAHT tenancy managers have played a critical role in supporting tenants through the transition to increased rents, assisting Lucas Place tenants affected by proposed redevelopment plans, ensuring maintenance requirements are being identified and rectified in a timely manner and providing recommendations on where improvements can be made to enhance the quality of the units.

Overall, there has been a considerable improvement in the tenancy and property management of the pensioner housing portfolio including the support being provided to tenants.

Implementation of new rents

Council's direction at the 25 March Council meeting on the approach to setting the weekly rent for the pensioner housing is that for existing tenants solely reliant on superannuation rent will be set at a level that would maximise the tenant's eligibility for government benefits. The Ministry of Social Development (MSD) has since confirmed that the weekly rental amount to receive the maximum accommodation supplement of \$80 per week is \$252. For all other tenants, that are either paid employment or have financial assets, pay a weekly market rent.

To confirm eligibility for the reduced rent, tenants were required to have an assessment by MSD, either by engaging with MSD directly or signing a consent form that would enable EAHT to engage with MSD on behalf of the tenant. All tenants except two have since had their assessments.

Of the 86 units occupied, tenants in 82 of the units are eligible for the reduced rent. Rent changes have progressively been implemented as eligibility was confirmed and all single occupancy tenants who are eligible will have moved to the reduced rent by 3 October 2026, allowing for the legal notice period required by the Residential Tenancies Act to implement rental increases. The remaining three units are occupied by couples who have chosen to pay the market rent for their unit of \$350 and \$360 because it is less than the rent they would be required to pay to maximise their benefit eligibility of \$363.

There were initially challenges in identifying an approach to rent setting that would ensure the pensioner housing portfolio is financially sustainable whilst minimising the impact on existing tenants. The change in approach has had a negative impact on some tenants during the transition. Over the last 3 months Council officers have engaged with tenants who have provided feedback regarding how the changes were implemented and communicated. The new rent settings have alleviated the concerns of many of our tenants.

Under the previous rental rates, the projected FY27 deficit would be \$679k. Under the new rental rates, the projected deficit is \$177k, resulting in an estimated saving of approximately \$500k. However, due to delays in implementing the new increased rents, we are not expecting to achieve the forecasted surplus for the activity in the 2026/27 year.

Tenancy Tribunal applications

To date 20 applications have been received by the tenancy tribunal objecting to the new rents. All tenants who have made an application were invited to engage directly with Council staff to discuss their concerns. One application was resolved with the tenant agreeing to accept the reduced rent. Two further applications have since been withdrawn.

The remaining applications are due to be heard by the tenancy tribunal on 9 September 2026. A verbal update on the outcome of the tenancy tribunal hearing will be provided to the Committee at the meeting.

Current unit status

The table below identifies the current occupation and condition status of the individual units in the portfolio:

Current status	Lucas	Miller	Kahikatea	Westbrook	Domain	Dawson	Total
Occupied	37	16	15	7	7	4	86
Vacant	29	16	15	2	1	3	66
Total	66	32	30	9	8	7	152
Vacant unit status	Lucas	Miller	Kahikatea	Westbrook	Domain	Dawson	Total
Ready to occupy	4	3	15	2	1	3	28
Renovation required	25*	13	0	0	0	0	38
Total	29	16	15	2	1	3	66

*Inc. 13 units currently vacant on the right-hand side intended to be demolished.

Council has previously directed staff to progress redevelopment planning for the Lucas Place complex. This includes demolishing 31 units on the south side of the complex and obtaining resource consent so redevelopment can proceed when external funding becomes available. The following section outlines progress against this direction.

A full assessment of the condition and refurbishment requirements of the remaining vacant units is also underway. Recommendations on options for the other complexes will be brought back to Council for consideration in due course and following adoption of the Facilities Strategy at the September Council meeting.

Lucas Place Redevelopment ProposedTenant relocation

Of the 31 units proposed to be demolished on the south side of the Lucas Place pensioner housing complex, 17 are currently occupied. EAHT tenancy managers have met with all of the 17 tenants and some of their whānau to view the vacant units able to be occupied, and they have all since confirmed their preferred options. For all of the tenants the relocation will result in improved housing outcomes.

Under section 51(1) of the Residential Tenancies Act, a landlord must provide 90 days' notice to terminate a tenancy, or earlier by agreement between the tenant and the landlord. Discussions have been held with each tenant on their preferred timing to relocate to their new units. As an outcome the 17 tenants will be relocated in two tranches:

- 7 tenants - 14-17 September 2026
- 10 tenants – Mid December 2026

Moving boxes and movers have been booked. Age Concern has been approached to see if they can support with packing and cleaning for those that need it. Some have sheds which are deemed not suitable to move.

Demolition

The relocation of the 17 tenants will be completed prior to Christmas. This will allow services to be safely disconnected and the blocks fenced off.

A demolition plan will be presented to the Executive Team for approval at end of November 2026 with the intention to start physical works early 2027 subject to contractor availability.

Resource consent

A consultant has been engaged to obtain land-use consent for the staged redevelopment of the Lucas Place pensioner housing complex. The land-use consent application will be based on the concept plan included in Attachment 1 and provides for the redevelopment to be delivered in four stages as funding becomes available.

The proposed approach to the land-use consent will focus on the overall bulk and location of the development, including a defined building envelope. This will allow the potential effects of the redevelopment to be assessed and appropriately mitigated, while retaining flexibility to refine the detailed unit design at a later stage.

Funding

The proposed redevelopment of the Lucas Place pensioner housing is dependent on external funding being secured and will likely require support from central government. A business case has been prepared for the proposed development and submitted to government for consideration. However, Rotorua has not been considered a priority location by the Ministry of Cities, Environment, Regions and Transport (MCERT) for FY27 funding through the Flexible Funding programme.

Council and EAHT will continue to advocate to MCERT for funding support for the redevelopment. Discussions with other potential funders are also being progressed.

4. TE TINO AROMATAWAI ASSESSMENT OF SIGNIFICANCE

The pensioner housing portfolio is listed as a strategic asset in Council's Significance and Engagement Policy. The Significance and Engagement Policy provides direction on use of special consultative procedures in relation to proposals regarding strategic assets. The Significance and Engagement Policy states that Council will consider strategic assets as a whole because it is the asset class as a whole that delivers the service.

The information in this report does not trigger the significance thresholds and criteria in the Policy and is consistent with previous Council decisions.

5. NGĀ KŌRERA O TE HAPORI ME TE WHAKATAIRANGA COMMUNITY INPUT/ENGAGEMENT AND PUBLICITY

Public consultation on options for the future of the pensioner housing portfolio was undertaken through the 2024-34 Long Term Plan process. 351 submissions were received on the pensioner housing, with 252 submissions in support of the preferred option to lease the pensioner housing to a CHP.

There has been significant and ongoing engagement with tenants by both Council and EAHT staff through the implementation of Council decisions with respect to the pensioner portfolio.

Further public consultation may be required as an outcome of any future decisions that consider a change in ownership or control as the redevelopment of the portfolio is progressed.

6. HE WHAIWHAKAARO CONSIDERATIONS

6.1. Mahere Pūtea Financial/Budget Considerations

For the five months of FY2026 that EAHT has been managing the Pensioner Housing portfolio, the cost centre has averaged the following monthly financial performance:

- Income: \$47,800
- Operating Costs: \$31,800
- Allocated Costs: \$55,700

Operating costs were lower than a typical full-year average, as the FY2026 period did not include rates payments or planned maintenance activities. EAHT reactive maintenance costs and management fees have tracked in line with expectations.

The first claim of FY2027 reflected the rent increase to market rates, with Emerge advising that fortnightly rental income is now \$50,500, slightly higher than the assumption used in previous forecasts. Based on this updated rental income and current cost assumptions, the indicative FY2027 forecast is:

- Income: \$1,212,000
- Operating Costs: \$688,700
- Allocated Costs: \$701,000

Net Position: **(\$177,700)**

Due to delays in implementing the new increased rents, we are not expecting to achieve the forecasted surplus for the activity in the 2026/27 year

The estimated cost to relocate the 17 tenants from the south side of Lucas Place pensioner housing complex is \$40K. This includes cleaners, movers and skip hire for waste removal. This cost will be met within existing operational budgets.

The cost for the demolition of the 31 units on the south side of the Lucas Place pensioner housing complex is estimated at approximately \$500k, noting that this may change as an outcome of the tender process. This cost will be met within existing operational budgets.

6.2. Kaupapa Here Me Ngā Hiraunga Whakariterite Policy and Planning Implications

The matters and decisions in this report relate to decisions made by the Council as an outcome of the 2024-34 Long-term Plan.

Obtaining a land use consent for the redevelopment of the Lucas Place pensioner housing complex using a staged approach is being progressed. The proposed redevelopment is not inconsistent with the zoning in the Rotorua District Plan.

The Reserves and Other Lands Disposal Act 1962 is relevant to the Lucas Place site because it provides part of the legislative history for the land. This context should be considered alongside the proposed redevelopment, particularly in relation to the ongoing use of the land for pensioner housing and any future decisions that may affect the ownership, control, or long-term management of the site.

6.3. Te Aromatawai Whakapātanga Ki Te Tāngata Whenua Tāngata Whenua Impact Assessment

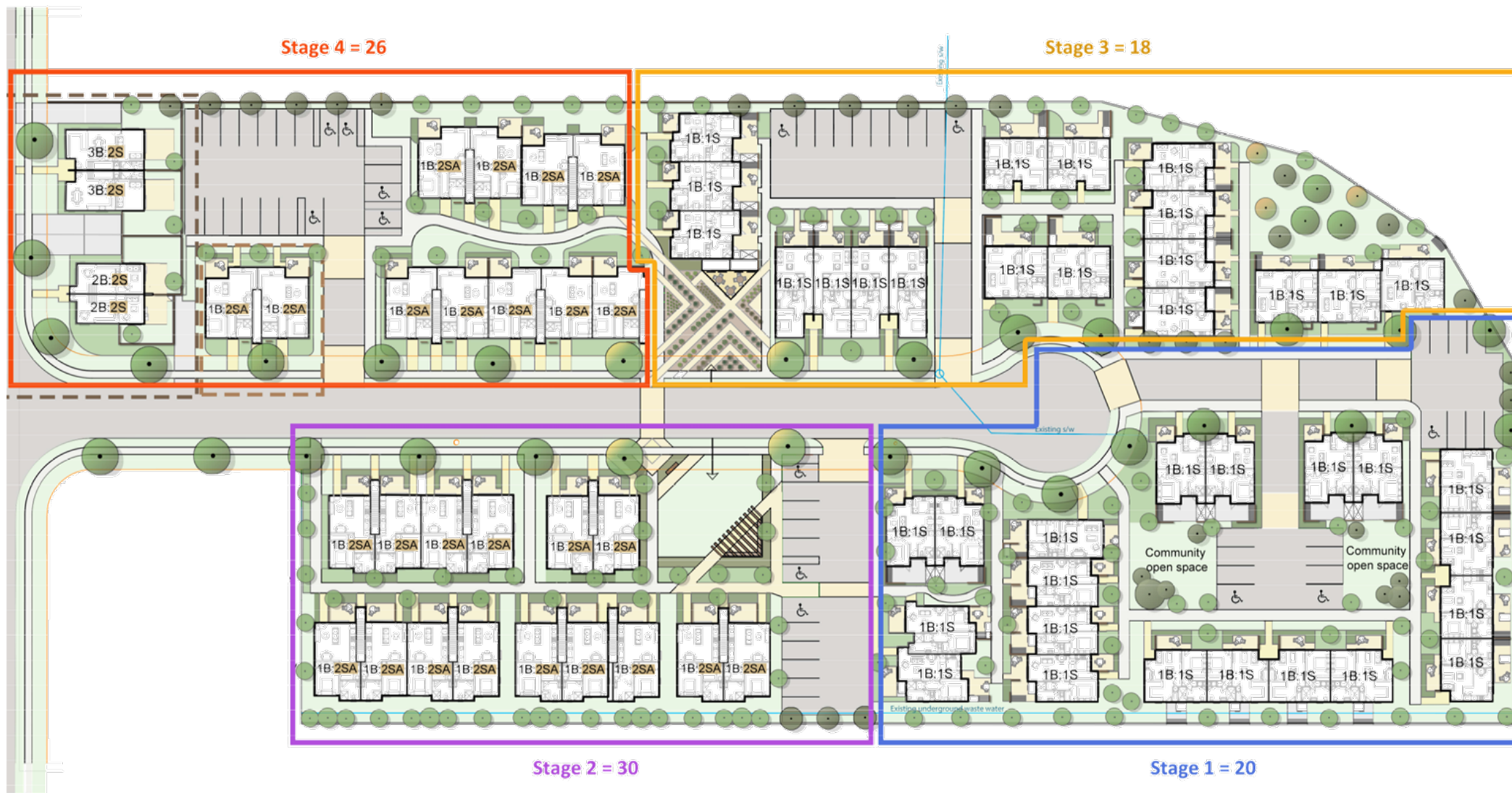
It is not considered that the decisions with respect to the pensioner housing portfolio will affect tāngata whenua more than other parts of the community.

6.4. Tūraru Risks

There is a risk in progressing demolition of part of the Lucas Place complex before government or other capital funding has been confirmed. While redevelopment of the site to provide affordable housing for older people remains the priority, Council has acknowledged that progressing demolition at this stage could result in a permanent reduction in the number of units in the pensioner housing portfolio if external funding is not secured.

6.5. Te Whaimana Authority

The pensioner housing portfolio is an infrastructure asset and therefore the Infrastructure and Environment Committee has authority to receive the information outlined in this report.



Revision: *

LUCAS PLACE PENSIONER HOUSING REDEVELOPMENT

Potential Staging Plan

This masterplan is at the early conceptual design stage only. It is recommended that further detailed investigation is undertaken to confirm if this proposal is feasible in terms of ground conditions (geotech and geothermal), building design, resource consent planning, economic feasibility, infrastructure requirements and services before progressing to detailed design.

7.2 INFRASTRUCTURE & ASSETS UPDATE

Doc ID: 23113238
Prepared by: Sarah Pauli, Business and Programmes Support Officer
Approved by: Stavros Michael, Group Manager, Infrastructure and Assets
Attachments: 1. Infrastructure & Assets Update

**1. TE PŪTAKE
PURPOSE**

To receive presentation on the Infrastructure & Assets operations during the period June to August 2026

**HE TŪTOHUNGA
RECOMMENDATION**

1. That the report 'Infrastructure & Assets Update' be received.

Infrastructure Committee 16 September 2026

Progress Report June, July, August 2026



Doc ID 23113238

Document Set ID: 23113238
Version: 4, Version Date: 04/09/2026

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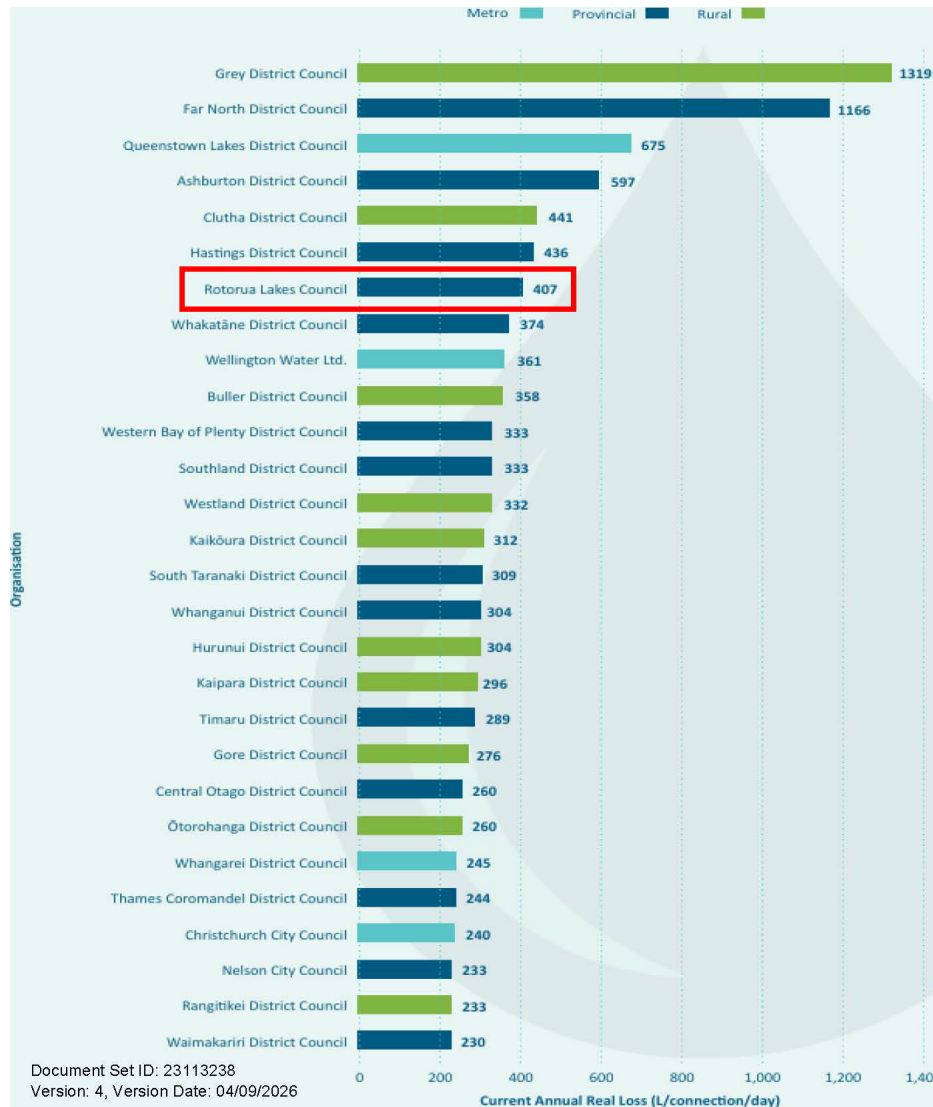


Network Environmental Performance Report 2024/25 - Released by Taumata Arowai July 2026

Water supplied to drinking water network (L/connection/day) per council

- Urban Residential properties not metered
- Includes two farming supplies / higher use
- Historically no water constraints – no sprinkler bans
- Extraction rates within consent limits
- At this point, no reason to restrict water supplies

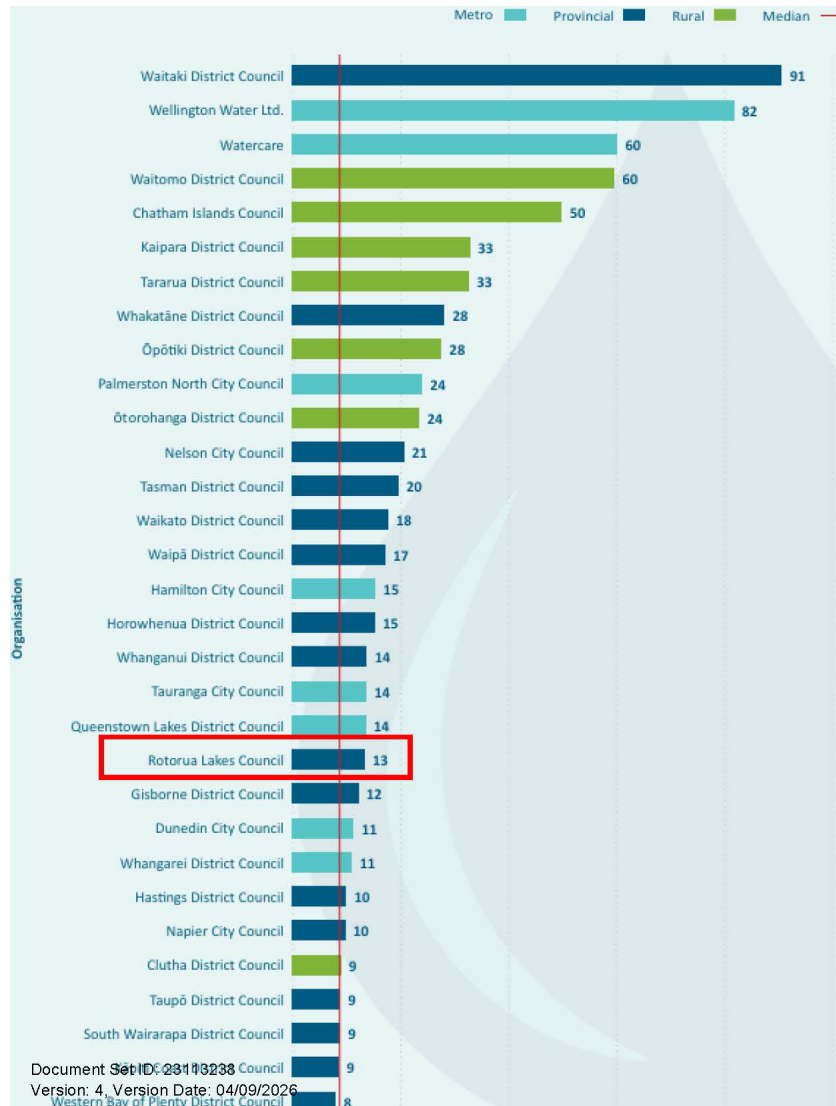
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Current Annual Real Loss (L/connection/day) per Council

- Unaccounted not Loss 26%
- Targeted public water main renewal programme
- Reported leaks addressed within KPIs
- Supply areas sectorised to define smaller zones to aid leak detection
- Mean average 15-18%. LEI application for investment.

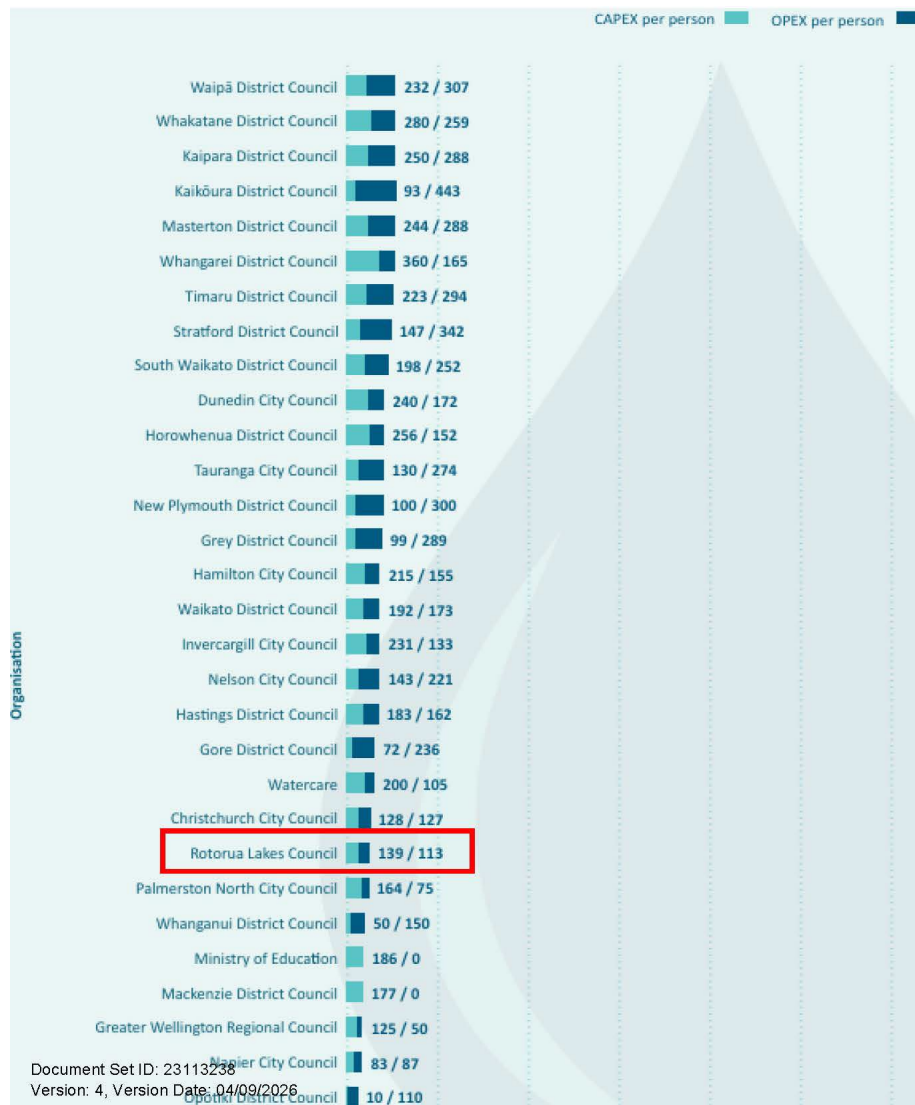
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Overflows per 100km of wastewater pipe

- Mainly due to inflow and infiltration, and blockages eg build-up of fat and oil, tree roots, flushing of inappropriate products
- Joint education programme with Trility planned to change behaviour
- Well within KPIs for network
- No national pass/fail rate but consent authorities can impose conditions and require actions to reduce overflow frequency and volume over time

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Drinking Water Capital (CAPEX) and Operational (OPEX) spend per person/year

RLC takes a targeted evidence-based approach to renewals, investing where assets most need it to maximise their useful life.

Investment appropriate to meet network needs and adjusted during IS reviews.

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Water

- 2 x Karamū Tākina water abstraction pumps renewed.
- Pukehangi Rising Main Renewal Contract awarded to Apex Civil.
- Ward Rd and Scott Ave water renewal contract awarded to Goodrick Contractors.
- Ranolf St water main renewal nearing completion.
- Standby generator installed at Ngongotahā water treatment plant and Pukehangi booster pump station.



Stormwater

- Government Gardens stormwater pipe renewal planned for early 2027.
- Lee Rd drain timber lining complete.
- Tombleson Rd stormwater renewal complete.
- Melrose Ave stormwater drain upgrade nearing completion.



Wastewater

- Depot St sewer rising main extension contract awarded to GT Civil.
- BoPRC issued Abatement Notice for a broken pipe in Whakarewarewa Forest Land Treatment System.
- Tree fell on sewer pipe bridge over the Utuhina Stream. A temporary repair is in place and Trility is planning permanent repairs.



CDEM: Capacity & Capability

- Exceeding regional KPI requirements for trained staff for fully operational Emergency Operations Centre (EOC).
- 112 staff and all key positions filled.
- Building capability in Intelligence and Planning functions. Rotorua team playing leadership role in BoP
- Joint training with Police Intelligence team initiated (a first for BoP). Police ops leaders now attending local CDEM training.



CDEM: Tier 2 (Regional Exercise)

- Annual Tier 2 (Regional Exercise) planned for Wednesday, 2 September 2026.
- All EOC in the BoP will be activated, EMBoP will have observers in every EOC.
- Scenario will be a Tsunami impacting east coast of BoP.
- Primary role for Rotorua EOC will be providing logistical support to other areas and planning to receive large numbers of evacuated people.
- Opportunity to test new systems and processes developed by Rotorua EOC staff in last year, particularly in respect of Intelligence and Planning functions.

CDEM: Iwi Engagement and Resilience

- 12-month project funded by National Resilience Fund to increase marae preparedness for emergencies. Programme designed with input from local iwi.
- Includes development of app to provide easy access to resources and assist in networking.
- TPK want to replicate with other iwi.
- Long-term benefit, developing sustainable capability within Te Arawa marae and strengthening marae resilience and capacity of wider CDEM system.



CDEM: Community Preparedness

- Ongoing commitment to attending events and presenting to community groups to improve awareness and preparedness.
- Demand for local disaster preparedness booklet remains high. Reaches equivalent of 7% of local households yearly through collection from RLC. Copies also provided to community groups.
- Work continues to increase number of Community Emergency Hubs. Current discussions with reps from seven communities – Kaharoa, Ngongotahā, Rerewhakaaitu, Reporoa, Rotoiti, Rotomā and Rotoehu.



Planning

Local Water Done Well: Working Group endorsed final report on Joint CCO investigation in August. Provided to participating Councils for consideration and decision-making.

- Sept RLC Council decision on preferred option for community consultation.
- Waters Working Group being dissolved, having completed its function under the Heads of Agreement.

Property Strategy: Policy & Strategy to Council to adopt Sept to inform LTP.

Infrastructure Strategy/Water Services Strategy/Asset Management Plans: Ready by Nov to inform LTP. Review of strategies, master plans and asset management plans underway.

Environment

Underway

- Environmental Strategy Review: Aligning with legislative changes and reviewing progress in Y2 of implementation plan. Formal progress reporting scheduled after Y3.
- Trade Waste Discharge Plan: Required under new legislation and being developed with Whakatāne and Opotiki for consultation through LTP. The plan will guide the next Trade Waste Bylaw review.
- Land Treatment System: Assess PFAS and residual organic compound in soils.

Planning

- PFAS and emerging contaminants assessment to inform whether targeted source control or treatment is warranted: Characterise PFAS in our wastewater including contribution from landfill leachate, assess if hospital has significant source of compounds remaining after treatment.

Facilities

Maintenance

- All annual BWOFF renewals achieved for the quarter.
- Building faults attended to in the quarter (see table).
- Vaughan Rd Depot decant plan
 - Assessment of potential sites continues
 - Contamination, geotechnical assessment and development options to be completed for Vaughan Rd by mid-Sept.

Building Faults Attended				
Property Type	Jun-26	Jul-26	Aug-26	Total
Community Halls		3	2	5
Enabling - Community	21	37	33	91
Enabling - Regulatory	11	11	4	26
Heritage	2	4	1	7
Non-enabling Buildings	1	1		2
RLC Admin Buildings	48	40	19	107
Rotorua NZ	31	37	21	89
Toilets blocks open spaces	9	23	5	37
Total	123	156	85	364

Facilities

Capital Renewals – Civic Centre Roof

- Detailed design complete, application for building consent underway.
- EOI closed Monday, 17 Aug with 3 preferred contractors to be invited to submit through RFT process on Tenderlink.
- On target to award contract late October with a December start.



Facilities

Capital Renewals - EEC & Sportsdrome investigations

- Full investigation into status of the EEC and Sportsdrome ongoing.
- Weathertightness, air quality, fire report, ground scan investigations completed. Mechanical and geotech assessments to be finalised.
- On track to report to Council on target for mid-October.



Facilities

Capital Renewals – Dog Pound

- Refurbishment food prep, kitchen, storage room and new puppy room complete.
- Engineering drawings for proposed new roof for entire kennel area and stormwater upgrades complete.
- Procurement for payment kiosk, amenities block and new admin building complete.
- Portion of ICT moved in preparation for 3 new buildings and consent application underway.
- RFT on Tenderlink. Aim to award contract early Oct and finish works mid to late Dec.



Transport

Emergency Works Ngapouri Rd washout



Road re-opened 24 July

Transport

Emergency Works Mangamingi Rd washout



**Challenging ground conditions
made construction difficult**

Transport

Planned Projects

- **Emergency Works** - Wāhaio Drive construction planned to start Sept
- **Pavement Rehabilitation** – Neil Rd tender planned for construction Oct
- **Resilience** – Hamurana Rd curve realignment planned for construction Nov

Waste & Climate Change

FOGO Bin Rollout well underway: Progressing well, no unexpected issues to date

- 14,000+ bins delivered by week ending 21 Aug, deliveries continue to mid-Sept followed by mop-up operation
- FOGO collection services begin 1 Oct 2026

SH30 Landfill Investigations: Periodic detailed review of condition and performance of historic closure work. The work includes reviewing landfill capping, surface water infrastructure, leachate and landfill gas infrastructure

15 New litter bins ordered to replace end of life bins

- Five each for Ngongotahā, suburban shops and city



7.3 WASTEWATER TREATMENT PLANT UPGRADE PROGRESS UPDATE FOR AUGUST 2026

Prepared by: Ian Gray, Programme Manager - Wastewater

Approved by: Elrond McCarthy, Manager, Capital Delivery

Attachments: 1. WWTP Upgrade Infrastructure Committee Presentation (Public)

**HE TŪTOHUNGA
RECOMMENDATION**

1. That the report 'Wastewater Treatment Plant Upgrade Progress Update for August 2026' be received.



WWTP Upgrade Progress Update

Infrastructure Committee

16th September 2026

Capital Delivery Team
Organisational Performance & Innovation

**ROTORUA
LAKES COUNCIL**
Te Kaunihera o ngā Roto o Rotorua

Focus areas

Short and medium term

Milestones achieved

- Discharge to air RC granted August 2026,
- Settlement agreement signed,
- First of the minor cut overs and 'go live' on electrical equipment successfully completed.

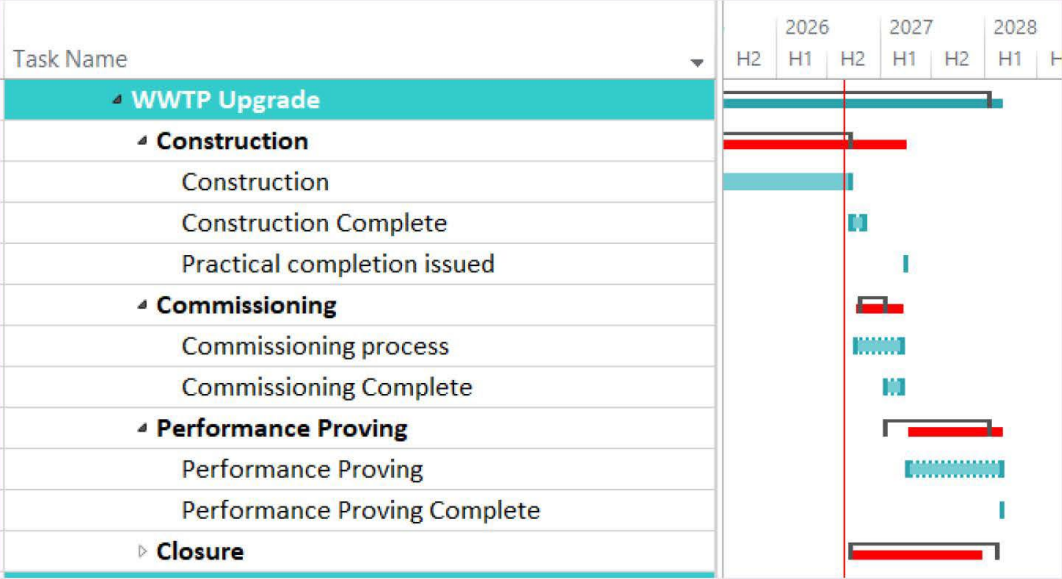
Focus for September

- Complete remaining upgrade components of civil, mechanical, process and electrical work; tracking towards very early November 2026,
- Trility O and M team integration into project and commence training on new plant systems,
- Commissioning phases proceed across areas of the new plant generally via:
 - Dry pressure checks → Clean water wet runs → Lastly influent integration.
- Start onboarding of assets and as-builts into RLC systems.

Focus for the next period

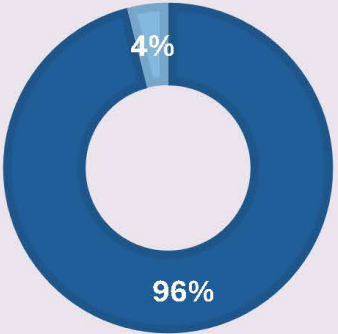
- Staged commissioning processes proceeding;
 - Fully processed recovered water to be discharging from the upgraded plant from February 2027,
- Follow on testing, training, onboarding and RLC acceptance mean that Contractual practical completion will now be very early April 2027.
- Commence of 1 year performance proving period from April 2027.

Programme



Note:
August 2026
contractors
updated
programme has
a number of task
completion
dates resulting
in baseline
exceedence.

WWTP UPGRADE *FINANCIAL*
APPROXIMATE PROGRESS
TO SEPTEMBER 2026
■ Progress



WWTP site
progress





Resource Consent

Resource Consent RM21-0463-AP

Following the processing of the Application received on the 27 July 2021, the Bay of Plenty Regional Council has granted the applicant(s):

Rotorua Lakes Council

Consent(s) to:

RM21-0463-DC.01 Discharge To Air Expiry 31 August 2061



Capital Delivery Team
Organisational Performance & Innovation

**ROTORUA
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Pātai?

Capital Delivery Team
Organisational Performance & Innovation

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Te Kaunihera o ngā Roto o Rotorua

8 HE WHAKATAUNGA KIA HURI ATU TE ARONGA O TE HUI KI TE HUI TŪMATAITI – RESOLUTION TO MOVE INTO PUBLIC EXCLUDED (TO CONSIDER AND ADOPT CONFIDENTIAL ITEMS)

PUBLIC EXCLUDED

1. Exclusion of the Public
2. The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

RECOMMENDATION

1. That Infrastructure Committee resolves to exclude the public on the grounds contained in Section 48(1) of the Local Government Official Information and Meetings Act.

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
8.1 - Confidential Minutes of the Infrastructure Committee Meeting held on 12 August 2026	Please refer to the relevant clause/s in the open meeting minutes.	Good reason for withholding exists under Section 48(1)(a).
8.2 - Wastewater Treatment Plant Upgrade Progress Update for August 2026 - Confidential	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.3 - Linton Park Legal Update	s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
8.4 - Tarawera Sewerage Scheme Stage 2 Completion & Stage 3 Delivery	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
Plain English	Making the information public impacts councils commercial position for delivering the projects; and releasing the information may compromise council’s legal position in proceedings.	

Consideration has been given to the public interest in these matters and officers advice is that the above reasons for confidentiality outweigh the public interest in the matters.

9 TE KARAKIA WHAKAMUTUNGA – CLOSING KARAKIA

Kia whakairia te tapu

Kia wātea ai te ara

Kia turuki whakataha ai

Kia turuki whakataha ai

Hāumi e. Hui e. Tāiki e!

Restrictions are moved aside

So the pathway is clear

To return to every day activities

To return to every day activities

Allied, enriched, unified, and blessed